

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

MINUTES OF MEETING

Date: Friday, December 20, 1985

Place: Board Room, 1010 Richards St.
Kamamalu Building, Honolulu, Hawaii

Present: G. A. "Red" Morris, Chairman
Toru Kawakami, Vice Chairman
Joseph F. Blanco, Member
Gloria J. Damron, Member
Constance B. Smales, Member
Douglas R. Sodehani, Member
Yukio Takeya, Member
Gregg T. Yamanaka, Member
Peter N. Yanagawa, Member

Noe Noe Tom, Licensing Administrator
Rodney A. Maile, Hearings Officer
Cynthia M. L. Yee, Information/Education Officer
Calvin Kimura, Supervising Investigator
Saeko Whang, Secretary

Leinaala Isa, Director, S.B.M.P.
Peggy Comeau, Executive Vice President
Kathleen Stanley, Legislative Director
Steven Nariyoshi, Licensee
Margie Sussex, Licensee
Brian Thomas, HAR Representative
Cynthia Alm, Consultant

Call to Order: There being a quorum present, the meeting was called to order at 9:10 a.m.

Notice of Meeting: The notice of meeting was filed in the Office of the Lt. Governor on December 13, 1985.

Minutes: The review and approval of the November 22, 1985 meeting was deferred.

Licensing Administrator Noe Noe Tom was introduced to the Commission. She stated that she hopes to work with the Commission closely and that her door is always open to the members.

Hearings Officer's
Reports:

RE-83-215 Steven Nariyoshi, Robert K. Gaddis dba
Condo Plus Realty, Luke & Luke Realty,
Inc.

After a lengthy discussion, Commissioner Takeya moved and Commissioner Blanco seconded to remand this matter to the Hearings Officer. Motion carried unanimously.

RE-83-109, et al H. Clifton Brown, Frederick J.
Puermer, Chester K. Okuno, Edward C.
Mendel, Terry A. Driskell, Charles B.
Fey, William W. Magers and Harbinger
International Hawaii Marketing, Inc.

Upon motion by Commissioner Takeya, seconded by Commissioner Sodehani, the Commission unanimously accepted Hearings Officer's recommended order.

RE-81-103 Resort Marketing Associates, Inc.
Donald M. Avery

It was moved by Commissioner Sodehani and seconded by Commissioner Takeya to approve the Settlement Agreement and ordered Respondent to pay \$500 fine within 30 days from the date of the order. Motion carried unanimously.

Additions to
Agenda:

Commissioner Takeya moved and Commissioner Sodehani seconded to add the following items to the agenda:

1. Managing Agent
2. Hawaii Housing request
3. ETS Item Writers
4. Margie Sussex

Motion carried unanimously.

Margie Sussex

Applicant Margie Sussex appeared to request substitution for taking the GRI course to restore her broker license in order to teach real estate math. She stated that she will place her license on inactive status.

After discussion, Commissioner Kawakami moved, Commissioner Blanco seconded and the Commission unanimously approved to allow Margie Sussex to take the S.B.M.P. course at the U.H.

Committee Reports: Laws & Rules Review Committee

HPR Legislation

Consultant Cynthia Alm reported on the study "Methods to Simplify Condominium Public Reports" in response to Senate Resolution No. 156, S.D. 1.

The new disclosure implementation will go into effect in March but will become mandatory on July 1, 1986.

Upon motion by Commissioner Damron, seconded by Commissioner Sodeani, the Commission unanimously adopted the study report as circulated.

Education Committee

Education Committee Chairman noted corrections to the minutes of December 19, 1985. On page 1, under Hawaii Pacific College a semi colon (;) be placed after the words "Fall Semester" and on the last page of testimony re: after license revocation, application as a salesman only, second to the last paragraph, the word "unsupervised" be placed instead of unsupported.

Continuing Education Consultant Report

Commission reviewed the draft reported submitted by SSRI on continuing education.

After discussion, the Commission felt that they were not comfortable in submitting the report to the Legislature as is.

Commissioner Yamanaka moved that the Commission find out what their final product will look like and authorize Chairman Morris, Commissioners Smales and Blanco to approach SSRI and, at the same time give them authorization to cancel contract with a certain settlement amount, let SSRI know that Commission is not satisfied with the present report. Motion seconded by Commissioner Sodeani and unanimously carried.

Agency/Subagency Seminar

It was reported by the Education Chairman that Commission will subsidize approximately \$1,800 to sponsor the Agency/Subagency seminar on all neighbor islands.

ETS Item Writers

Education Chairman reported that ETS requires selection of item writers for the exam from 12 individuals.

RECCAL Folder Supplies

The binders stored at E-Z access storage will be given to the Real Estate Research and Resource Center. There are about 800 binders.

Refund of HAR Contract

Education Chairman inquired what the Commission should do with the refund from RECCAL courses returned by HAR in the amount of \$1,502.

Following discussion, it was decided that Commission should return it back into the Education Fund.

Pertinent Facts

This matter was deferred.

Upon motion by Commissioner Blanco, seconded by Commissioner Yanagawa, the Commission unanimously adopted the Education Committee report subject to the changes.

Licensing:

Corporation

Americorp International, Ltd. dba Americorp
International - 1993 So. Kihei Rd., #201
Bruce Travis, pb

Bryan-MacArthur Properties, Inc. - Kawaihae Rd.
Barbary T. Bryan, pb Kamuela

Ted B. Harriss, Inc. - 6 Central Ave., Wailuku
Ted B. Harriss, pb

Hawaii Malls, Inc. dba Harriet Mizuguchi
Broker - 1088 Bishop St., #1088, Hon.
Harriet Mizuguchi, pb

Investor Consultants for Maui, Ltd. - 270
Hookahi St., #211, Wailuku
Numia B. Blackwell, pb

Patrick T. Kubota Associates, Inc. - 1001
Bishop St., #1140, Hon.
Patrick T. Kubota, pb

Brian P. Lum & Associates, Inc. - 275 Puuhale
Rd., #101, Hon.
Brian P. Lum, pb

Real Estate & Management Services, Inc. -
1188 Bishop St., #1511
Mary Brock, pb

Shoreline Properties Corporation - 4480 Ahukini
Rd., Ste 2, Lihue

Branch Office

Morgan Interiors, Inc. dba M & M Realty -
2045 Kalakaua Ave. Lobby, Hon.
John D. Morgan, bic

Tradenames

Charles H. Aki Realty - Charles H. Aki, dba
688 Kinoole Ave. Hilo

Clive Bell Realty - Clive P. Bell, dba,
350 Ward Ave. Hon.

Bullseye Realty - Douglas S. Clard, dba,
75-5744 Alii Dr., #231, Kailua-Kona

Condo Rentals of Waikiki - JDS Realty Inc.,
dba, 2255 Kuhio Ave., Hon.

Hale Lani Realty - Kristin H. Shields, dba,
1325 So. Kihei Rd., #228, Kihei

Mike Hickman Realty - Michael A. Hickman, dba,
788 Kuhio Hwy, Kapaa

Len Husen - Lennart H. I. Husen, dba, 71 Banyan
Dr., #1, Hilo

Gary Iwaoka Realty - Gary H. Iwaoka, dba,
1059 Kilauea Ave., Hilo

David Jeong, Realtor - David D. Y. Jeong, dba,
932 Ward Ave., #480, Hon.

Melim Realty - Melim, Ltd., dba, 333 Queen St.
Hon.

North Kona Properties - 57-5751 Kuakini Hwy,
Kailua-Kona

Pinto Properties - Mary D. Pinto, dba, 3470
Waialae Ave. #2, Hon.

Realty Investors Services - Clarence E. Wilson,
dba, Azeka Pl, Box 1118, Kihei

Jeannette Ross Realtor - Jeannette A. Ross,
dba, 350 Ward Ave., Hon.

B. A. Thompson Co. - Burt A. Thompson, dba,
99-205 Moanalua Rd., #206, Aiea

Larry Tsuruda Realty - Lawrence A. Tsuruda, dba,
1021 Smith St., #421, Hon.

F. Mitchell Wright, Broker - F. Mitchell Wright,
dba, 66-437 Kam Hwy, Haleiwa

Corporation Name Change

Akahi Services, Inc. dba Akahi Real Estate -
formerly Hanahana Unlimited, Inc., 831 D
Pohukaina St., Hon.

DBA Name Change

H. P. Smith, Realtor - formerly H. P. Smith,
3538 Waialae Ave., #205, Hon.

The Commissioners reviewed the list of new
corporations, branch office, tradenames,
corporation name and dba name changes for
the month of December.

Restorations

Edmund F. Fitzsimmons
Dorothy J. Stewart
Norman F. C. Tang

Upon motion by Commissioner Sodetani and
seconded by Commissioner Blanco, the Commission
unanimously approved to allow the above indi-
viduals to take the exam with waiver of the
education requirement one time only.

Questionable Applications

Dolores G. Hudcovid dba Covic Realty
Michiyo Fogarty dba Jeannie M. Fogarty
Realty

Upon motion by Commissioner Blanco and seconded by Commissioner Yanagawa, the Commission unanimously approved the above dba licenses.

Joshua Real Estate Corporation, Inc.

Commissioner Blanco moved and Commissioner Yanagawa seconded to deny the corporate license of Joshua Real Estate Corporation, Inc. inasmuch as "Joshua" refers to an unlicensed entity and as such falls within the prohibition of §467-9 (b). Motion carried unanimously.

Miscellaneous:

Certificate of Appreciation

Commissioner Sodehara moved and Commissioner Kawakami seconded to issue a certificate of appreciation to Jan Sevilla, Education Officer, for her contribution and dedication to the Commission. Motion carried unanimously.

Fee Structure

Commissioner Smales suggested that the Commission should take a look at the fee structure inasmuch as some licensees change 4 addresses in one month. She added that this matter should be brought to the attention of the administration. At the present time, there is no penalty fees for changes in the Licensing Division.

Chairman requested that staff prepare a letter to the Department on this matter.

Bonding of Managing Agents

The Commission reviewed the letter from Chaney, Brooks & Company dated December 12, 1985 regarding bonding of managing agents. It was the consensus of the Commission that this matter be referred to the Laws and Rules Review Committee.

Hawaii Housing Authority

Russell Fukumoto, Executive Director of Hawaii Housing Authority, requested funding of \$8,000 for the purpose of conducting a study of the interest and demand of the leasehold condominium owners for the purchase of the leased-fee interest.

After discussion, Commissioner Smales moved and Commissioner Sodehara seconded to give authorization

to the Chairman and with concurrence of the Director of the Department to fund the project. Commissioner Yamanaka voted "no." Motion carried.

Recognition of Past Commissioners

Commissioner Blanco proposed a plaque be placed in the building in recognition of time and effort given by past Commissioners.


Adjournment:

There being no further business, the meeting was adjourned at 11:30 a.m.

Taken and recorded by:


Saeko Whang, Secretary

APPROVED:



CALVIN KIMURA
Acting Executive Secretary